

HARMONY GROVE VILLAGE

APPENDIX R

SERVICES AND UTILITIES COORDINATION LETTERS

VTM 5365; GPA 04-04; MUP 04-012, MUP 04-013, and MUP 04-014;
REZ 04-010; SP 04-03; Log No. 04-08-011; SCH No. 2004071004

for the

DRAFT ENVIRONMENTAL IMPACT REPORT

AUGUST 2006

SERVICES AND UTILITIES COORDINATION LETTERS

Appendix R includes a copy of County of San Diego Project Facility Availability Forms completed for the Proposed Project (each providing details on the availability of various services and utilities in the project vicinity) as well as letters containing conditions and other details that were either attached to the Project Facility Availability Forms or provided in place of the form as a letter of service availability. Forms or letters were received from the following:

Schools

Elementary and Junior High School—Escondido Union School District
High School—Escondido Union High School District

Sewer

County of San Diego, Department of Public Works, Engineering Services

Water

Rincon del Diablo Municipal Water District
Vallecitos Water District

Fire

Elfin Forest/Harmony Grove Fire Department (County Service Area [CSA] 107)
County of San Diego, Building Division, Fire Services Coordinator



COUNTY OF SAN DIEGO
DEPT. OF PLANNING & LAND USE
5201 RUFFIN ROAD, SUITE B
SAN DIEGO, CA 92123-1666
(858) 565-5981 • (888) 267-8770

5/A116

PROJECT FACILITY AVAILABILITY FORM

SCHOOL

Please type or use pen

(Two forms are needed if project is to be served by separate school districts)

NUW MANAGEMENT LLC 310-394-3379
Owner's Name Phone

520 BROADWAY, SUITE 100
Owner's Mailing Address Street

SANTA MONICA CA 90401
City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

ELEMENTARY _____

HIGH SCHOOL _____

UNIFIED _____

SC

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

A. LEGISLATIVE ACT

- ☒ Rezones changing Use Regulations or Development Regulations
☒ General Plan Amendment
☒ Specific Plan
☐ Specific Plan Amendment

Assessor's Parcel Number(s)
(Add extra if necessary)

| | | |
|-----|----------|--|
| SEE | ATTACHED | |
| | | |
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B. DEVELOPMENT PROJECT

- ☒ Rezones changing Special Area or Neighborhood Regulations
☒ Major Subdivision (TM)
☐ Minor Subdivision (TPM)
☐ Boundary Adjustment
☒ Major Use Permit (MUP), purpose: EQUESTRIAN
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☐ Other _____

Thomas Bros. Page 1129 Grid C- 5

HARMONY GROVE RD & COUNTRY CLUB
Project address Street

NORTH COUNTY METROPOLITAN 92029
Community Planning Area/Subregion Zip

- C. ☒ Residential Total number of dwelling units 742
☒ Commercial Gross floor area 15,000 sf
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

D. ☒ Total Project acreage 46.8 Total number lots 742

Applicant's Signature: Tom Janic Date: 11-26-03

Address: 520 Broadway, Ste. 100, Santa Monica Phone: 310-394-3379

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: Escondido Union School District

If not in a unified district, which elementary or high school district must also fill out a form?
Escondido Union High School District

Indicate the location and distance of proposed schools of attendance. Elementary: Rock Springs miles 4.61

Junior/Middle: Rincon miles 6.8 High school: _____ miles

- ☒ This project will result in the overcrowding of the ☒ elementary ☒ junior/school ☐ high school. (Check)
☒ Fees will be levied or land will be dedicated in accordance with either Government Code Section 53080 or Section 65970 prior to the issuance of building permits.
☒ Project is located entirely within the district and is eligible for service.
☐ The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

Gina Manusov 12/8/03 Gina Manusov
Authorized signature Print name

Assistant Superintendent, Business Services (760) 432-2195

Print title Phone

On completion of Section 2 by the district, applicant is to submit this form with application to:
Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123

PLU #399Sc (01/02)

* Future Changes:
Bernardo Elementary 5.9 miles
Del Dios Middle 2.8 miles



December 8, 2003

Ms. Linda Bailey
New Urban West, Inc.
120 W. Grand Avenue, Suite 105
Escondido, CA 92025

Subject: School Availability
APN No. 235-031-05 et al
Harmony Grove & Country Club

BOARD OF EDUCATION

Zoe Carpenter
Joan Gardner
Carilyn Gilbert
Royce Moore
Linda Woods

SUPERINTENDENT

Michael Caston, Ed.D.

Dear Ms. Bailey:

Because of continuing growth throughout the area with developments similar to the subject proposal, the Escondido Union School District cannot guarantee that adequate facilities to house students generated in this development-related growth will be available. The district does not receive sufficient funds within the current state school funding mechanisms to cover the combined costs involved in improving education, rehabilitating current facilities, and constructing new classrooms for our expanding community.

However, through the mechanism of enacting and collecting developer fee contributions, the district should be able to provide interim facilities to house students within the district. Please note that each school within the district has specific boundaries which determine the eligibility for priority attendance of all students. There is no guarantee, however, that a child will attend that school or that the boundaries will not be adjusted to meet school housing needs. The enclosed attachment highlights the schools' attendance zones relevant to your development. Currently this development would be served by Rock Springs Elementary and Rincon Middle Schools. However, the District is planning to open three new elementary and one new middle school in the next few years. The future boundaries for these schools have been determined. When the future boundaries take effect, this development would be served by Bernardo Elementary and Del Dios Middle Schools.

Also, the district no longer provides student transportation except for those qualified special education students.

Thank you for your interest in our school system. Please do not hesitate to contact us if we can be of further service.

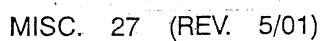
Sincerely,






















Gina Manusov, Director
Facilities Planning & Construction

GM:jh
attachment

OFFICE LOCATION

1330 E. Grand Ave.
Escondido, CA 92027
Tel (760) 432-2400
Fax (760) 745-8896
www.eusd4kids.org



| | | |
|---|--|-----------------|
|  | District Office | 432-2400 |
| | 1330 E. Grand Avenue 92027 | |
|  | Central School | 432-24 |
| | 122 W. Fourth Avenue 92025 | |
|  | Conway School | 432-2435 |
| | 1325 Conway Drive 92027 | |
|  | Del Dios Middle School | 432-2439 |
| | 1400 W. 9th Avenue 92025 | |
|  | Felicita School | 432-2444 |
| | 737 W. 13th Avenue 92025 | |
|  | Glen View School | 432-2448 |
| | 2201 E. Mission Avenue 92027 | |
|  | Grant Middle School | 432-2452 |
| | 939 E. Mission Avenue 92025 | |
|  | Green, (L.R.) School | 432-2260 |
| | 3115 Las Palmas Avenue 92025 | |
|  | Hidden Valley Middle School | 432-2457 |
| | 2700 Reed Road 92027 | |
|  | Juniper School | 432-2462 |
| | 1809 S. Juniper Street 92025 | |
|  | Lincoln Intermediate School (3-5) | 432-24 |
| | 1029 N. Broadway 92026 | |
|  | Lincoln Primary School (K-2) | 432-2466 |
| | 1029 N. Broadway 92026 | |
|  | Miller School | 432-2470 |
| | 1975 Miller Avenue 92025 | |
|  | Nicolaysen School | 432-2474 |
| | 420 N. Falconer Road 92027 | |
|  | North Broadway School | 432-2479 |
| | 2301 N. Broadway 92026 | |
|  | Oak Hill School | 432-2483 |
| | 1820 Oak Hill Drive 92027 | |
|  | Orange Glen School | 432-2487 |
| | 2861 E. Valley Parkway 92027 | |
|  | Pioneer School | 432-2412 |
| | 980 N. Ash 92027 | |
|  | Rincon School | 432-2491 |
| | 925 Lehner Ave. 92026 | |
|  | Rock Springs School | 432-2283 |
| | 1155 Deodar Rd. 92026 | |
|  | Rose School | 432-2495 |
| | 906 N. Rose 92027 | |



COUNTY OF SAN DIEGO
DEPT. OF PLANNING & LAND USE
5201 RUFFIN ROAD, SUITE 8
SAN DIEGO, CA 92123-1666
(858) 565-5581 • (858) 267-8770

PROJECT FACILITY AVAILABILITY FORM

SCHOOL

Please type or use pen

(Two forms are needed if project is to be served by separate school districts)

Owner's Name NUW MANAGEMENT LLC Phone 310-394-3379
520 BROADWAY, SUITE 100
Owner's Mailing Address Street
SANTA MONICA CA 90401
City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

ELEMENTARY _____

HIGH SCHOOL _____

UNIFIED _____

Sc

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. LEGISLATIVE ACT
☒ Rezones changing Use Regulations or Development Regulations
☒ General Plan Amendment
☒ Specific Plan
☐ Specific Plan Amendment

Assessor's Parcel Number(s)
(Add extra if necessary)

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| SEE | ATTACHED |
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- B. DEVELOPMENT PROJECT
☒ Rezones changing Special Area or Neighborhood Regulations
☒ Major Subdivision (TM)
☒ Minor Subdivision (TPM)
☐ Boundary Adjustment
☒ Major Use Permit (MUP), purpose: EQUESTRIAN
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☐ Other _____

Thomas Bros. Page 1129 Grid C-5

HARMONY GROVE RD & COUNTRY CLUB DR
Project address Street

- C. ☒ Residential Total number of dwelling units 742
☒ Commercial Gross floor area 15,000 sf
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

NORTH COUNTY METROPOLITAN 92029
Community Planning Area/Subregion Zip

- D. ☒ Total Project acreage 468 Total number lots 742

Applicant's Signature: Tom Ganic

Date: 11-26-03

Address: 520 Broadway St 100 Santa Monica Phone: 310-394-3379

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: Escondido Union High Schl District

If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance. Elementary: _____ miles

Junior/Middle: _____ miles: High school: San Pasqual High miles 10

- ☒ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☒ high school. (Check)
☒ Fees will be levied or land will be dedicated in accordance with either Government Code Section 53080 or Section 65970 prior to the issuance of building permits.
☒ Project is located entirely within the district and is eligible for service.
☐ The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

Authorized signature

Assistant Superintendent

Print title

Robert A. Calkins

Print name

760/291-3210

Phone

On completion of Section 2 by the district, applicant is to submit this form with application to:
Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123



COUNTY OF SAN DIEGO
DEPT. OF PLANNING & LAND USE
5201 RUFFIN ROAD, SUITE B
SAN DIEGO, CA 92123-1686
(858) 565-5981 • (888) 267-8770

13003/2
DEC - 1 2003

PROJECT FACILITY AVAILABILITY FORM

SEWER

Please type or use pen

Owner's Name NUW MANAGEMENT LLC Phone 310-394-3379
Owner's Mailing Address 520 BROADWAY, SUITE 100 Street
SANTA MONICA CA 90401
City State Zip

ORG _____
ACCT _____
ACT _____
TASK _____
DATE _____

AMT \$ _____

S

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☐ Certificate of Compliance: _____
☐ Minor Subdivision (TPM) ☐ Boundary Adjustment
☒ Specific Plan or Specific Plan Amendment
☒ Rezone (Reclassification) from VARIOUS to SPA zone
☒ Major Use Permit (MUP), purpose: EQUESTRIAN
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☒ Other GENERAL PLAN AMENDMENT

Assessor's Parcel Number(s)
(Add extra if necessary)

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- B. ☒ Residential Total number of dwelling units 742
☒ Commercial Gross floor area 15,000 sf
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

Thomas Bros. Page 1129 Grid C-5

HARMONY GROVE ROAD & COUNTRY CLUB
Project address Street

C. Total Project acreage 468 Total lots 742 Smallest proposed lot 2500 sf

- D. Is the project proposing its own wastewater treatment plant? ☒ Yes ☐ No
Is the project proposing the use of reclaimed water? ☒ Yes ☐ No

NORTH COUNTY METROPOLITAN 92029
Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.
OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Don Baxie Date: 11-26-03

Address: 520 Broadway St 100 Santa Monica Phone: 310-394-3379

(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

- District name N/A Service area N/A
- A. ☐ Project is in the District.
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☒ Project is not in the District and is not within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

- B. ☒ Facilities to serve the project ☐ ARE ☒ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: _____
☐ Project will not be served for the following reason(s): _____

- C. ☐ District conditions are attached. Number of sheets attached: _____
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☒ District will submit conditions at a later date.

- D. ☒ How far will the pipeline(s) have to be extended to serve the project? 1-2 miles

Date: 12/6/04 Expiration date: 12/6/05 (One year from date of issuance unless district indicates otherwise.)

Authorized signature

Print name

Print title

Phone

NOTE: THIS DOCUMENT IS NOT A DOCUMENT OF FACILITIES OR SERVICE BY THE DISTRICT. On completion of Section 2 by the district, applicant is to submit this form with application to: Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123
JPLU #399S (10/01)



COUNTY OF SAN DIEGO
DEPT. OF PLANNING & LAND USE
5201 RUFFIN ROAD, SUITE 8
SAN DIEGO, CA 92123-1666
(858) 565-5981 * (858) 267-8770

PROJECT FACILITY AVAILABILITY FORM

WATER

Please type or use pen

NUW MANAGEMENT LLC
Owner's Name
310-394-3379
Phone
520 BROADWAY, SUITE 100
Owner's Mailing Address
Street
SANTA MONICA CA 90401
City State Zip

ORG _____
ACCT _____
ACT _____
TASK _____
DATE _____ AMT \$ _____

SECTION 1. PROJECT DESCRIPTION

DISTRICT CASHIER'S USE ONLY
TO BE COMPLETED BY APPLICANT

A. ☒ Major Subdivision (TM) ☒ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance:
Boundary Adjustment
☒ Rezone (Reclassification) from VARIOUS to SPA zone.
☒ Major Use Permit (MUP), purpose: EQUESTRIAN
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☒ Other GENERAL PLAN AMENDMENT

B. ☒ Residential Total number of dwelling units 742
☒ Commercial Gross floor area 15,000 sf
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

C. ☒ Total Project acreage 468 Total number of lots 742

D. Is the project proposing the use of groundwater? ☐ Yes ☒ No
Is the project proposing the use of reclaimed water? ☒ Yes ☐ No

Assessor's Parcel Number(s)
(Add extra if necessary)

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| SEE | ATTACHED | |
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Thomas Bros. Page 1129 Grid C-5
HARMONY GROVE RD & COUNTRY CLUB DR
Project address Street
NORTH COUNTY METROPOLITAN 92029
Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Tom Banic Date: 11-26-03
Address 520 Broadway, St. 100, Santa Monica 90401 Phone: 310-394-3379

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: RINCON DEL DIABLO MWD Service area IMPROVEMENT DIST. 1

A. ☒ Project is in the district.
☐ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the district and is not within its Sphere of Influence boundary.
☒ The project is not located entirely within the district and a potential and a potential boundary issue exists with the _____ District. (SEE ATTACHED LETTER)

B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached _____. (Number of sheets)
☐ Project will not be served for the following reason(s): _____

C. ☐ District conditions are attached. Number of sheets attached: _____
☒ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☒ District will submit conditions at a later date. (SEE ATTACHED LETTER)

D. ☒ How far will the pipeline(s) have to be extended to serve the project? UNKNOWN - HYDRAULIC ANALYSIS REQUIRED

Date 12/8/03 Expiration Date 12/8/04 (One year from date of issuance unless district indicates otherwise.)
Authorized signature: David Keller Print name DAVID KELLER
Print title ENGINEERING MGR. Phone (760) 745-5522

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT

On completion of Section 2 by the district, applicant is to submit this form with application to:
Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123



A Public Agency
Serving the Greater
Escondido Valley Since 1954

John B. Hinrichs
President
Division III

Gregory M. Quist
Vice President
Division I

Willis G. Cornelius
Treasurer
Division II

John E.G. Ix
Director
Division IV

Diana Towne
Director
Division V

Annette S. Hubbell
General Manager

Redwine and Sherrill
General Counsel

December 8, 2003

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

Subject: **Project Facility Availability Form
New Urban West (Harmony Grove)**

Gentlemen:

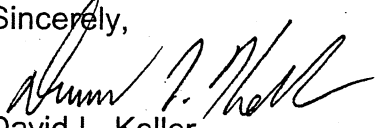
Please be advised that all of the parcels as shown on the enclosed map are located within the Rincon del Diablo Municipal Water District (Rincon), except Assessor's Parcel Numbers (APN) 222-210-03 and 222-210-05.

As stated in the attached form letter (DPLU #399W), "facilities to serve the project are reasonably expected to be available..." however, "this document is not a commitment of service or facilities by the District".

It is our understanding that as part of the environmental review process your agency will require a Water Supply Assessment in accordance with Senate Bills 610 and 221. The District will be able to issue a service commitment (will serve letter) to New Urban West upon completion of the required documents.

If you have any questions or require additional information, please do not hesitate to call.

Sincerely,


David L. Keller
Engineering Manager

Cc Annette Hubbell, Rincon
Clint Baze, Rincon
Tom Zanic, New Urban West
Stephen Nielsen, Dexter Wilson Engineering

New Urban West

PROJECT FACILITY AVAILABILITY FORM

WATER

Please type or use pen

Owner's Name NUW MANAGEMENT LLC Phone 310-394-3379
Owner's Mailing Address 520 BROADWAY, SUITE 100 Street
SANTA MONICA CA 90401
City State Zip

ORG _____
ACCT _____
ACT _____
TASK _____
DATE _____ AMT \$ _____

W

SECTION 1. PROJECT DESCRIPTION

DISTRICT CASHIER'S USE ONLY

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☒ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: _____
☐ Boundary Adjustment
☒ Rezone (Reclassification) from VARIOUS to SPA zone.
☒ Major Use Permit (MUP), purpose: EQUESTRIAN
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☒ Other GENERAL PLAN AMENDMENT

Assessor's Parcel Number(s)
(Add extra if necessary)

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| SEE | ATTACHED | |
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- B. ☒ Residential Total number of dwelling units 742
☒ Commercial Gross floor area 15,000 sf
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

Thomas Bros. Page 1129 Grid C-5

- C. ☒ Total Project acreage 468 Total number of lots 742

HARMONY GROVE RD & COUNTRY CLUB DR
Project address Street

- D. Is the project proposing the use of groundwater? ☐ Yes ☒ No
Is the project proposing the use of reclaimed water? ☒ Yes ☐ No

NORTH COUNTY METROPOLITAN 92029
Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and
COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Tom Banic Date: 11-26-03
Address 520 Broadway, St. 100, Santa Monica 90401 Phone: 310-394-3379

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: Vallecitos Water District Service area Coronado Hills

- A. ☒ Project is in the district.
☐ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the district and is not within its Sphere of Influence boundary.
☐ The project is not located entirely within the district and a potential and a potential boundary issue exists with the _____ District.
- B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached 2. (Number of sheets)
☐ Project will not be served for the following reason(s): _____
- C. ☒ District conditions are attached. Number of sheets attached: 2
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☐ District will submit conditions at a later date.
- D. ☐ How far will the pipeline(s) have to be extended to serve the project? _____

Date 1/12/04 Expiration Date _____ (One year from date of issuance unless district indicates otherwise.)

Authorized signature: Cheryl Brandstrom Print name Cheryl Brandstrom
Print title Engineering Supervisor Phone (760) 744-0460

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT

On completion of Section 2 by the district, applicant is to submit this form with application to:
Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123



VALLECITOS WATER DISTRICT

A PUBLIC AGENCY

201 Vallecitos de Oro • San Marcos, California • 92069-1453 Telephone (760)744-0460-

January 12, 2003

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

RE: WATER AVAILABILITY PER THE ATTACHED SHEET

The majority of the property is not within the boundaries of the Vallecitos Water District. Assessor Parcel Numbers 222-101-03, and 222-101-05 are the only properties within the District and eligible for water service. Water service will be provided under the rules and regulations of the District, under normal operating conditions and after all required fees have been paid and all conditions of the District have been satisfied.

The property within the boundaries of the District are also within Assessment District 76-1. The reservoir and pipelines in this pressure zone were installed through Assessment District proceedings initiated in 1976 by local property owners. The referenced property is within a pressure zone which maintains a hydraulic gradeline of 1530 feet above sea level. The highest elevation on the property appears to be approximately 975 feet above sea level. This would allow for a static pressure of approximately 240 psi at the highest elevation. The owners will be required to install high pressure meters and pressure regulators to protect the meters.

The closest water facility is an 8-inch steel water main located adjacent to the entire westerly edge of the property in an existing easement. The Fire Department should be contacted to determine fire flow requirements and the location of any fire control facilities needed. A hydraulic analysis will be required to determine the available fire flow for the project. Upon completion of hydraulic analysis, any upgrades to onsite or offsite facilities will be determined.

Current District policy requires an onsite analysis of water demands to determine meter sizing and costs associated with these meters to serve all properties 1 acre or larger. All information must be submitted on District forms for analysis. Payment of all water capacity fees is required prior to approval of the project.

Any water facilities not with the public right-of-way will require a minimum 20-foot driveable easement granted to the District. The District may require additional easements through private properties for future extensions. The owner of the project is responsible for obtaining any easements including expenses incurred.

County of San Diego
Water Availability
January 12, 2003
Page 2

This letter is issued for planning purposes only, and is not a representation, expressed or implied, that the District will provide service at a future date. The Vallecitos Water District relies 100 percent on imported water supplies, and although the District may have available capacity at this time, due to the inadequacy of water supplies, water may not be available at the time the project is built. Commitments to provide service are made by the District's Board of Directors and are subject to compliance with District fees, charges, rules, and regulations.

If there are any additional questions please give me a call.

Sincerely,



Cheryl Brandstrom
Engineering Supervisor

cc: Dennis Lamb, Director of Engineering and Operations
Steve Nielson, Wilson Engineering



COUNTY OF SAN DIEGO
DEPT. OF PLANNING & LAND USE
5201 RUFFIN ROAD, SUITE B
SAN DIEGO, CA 92123-1686

(858) 565-5981 • (888) 267-8770

PROJECT FACILITY AVAILABILITY FORM

FIRE

Please type or use pen

| | | | |
|-------------------------|--------------|-------------------------|---|
| NUW MANAGEMENT LLC | 310-394-3379 | ORG _____ | F |
| Owner's Name | Phone | ACCT _____ | |
| 520 BROADWAY, SUITE 100 | | ACT _____ | |
| Owner's Mailing Address | Street | TASK _____ | |
| SANTA | CA 90401 | DATE _____ AMT \$ _____ | |
| City | State | Zip | |

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☒ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: _____
☐ Boundary Adjustment
☒ Rezone (Reclassification) from VARIOUS to SPA zone.
☒ Major Use Permit (MUP), purpose: EQUESTRIAN
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☒ Other GENERAL PLAN AMENDMENT
- B. ☒ Residential Total number of dwelling units 742
☒ Commercial Gross floor area 15,000 sf
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

Assessor's Parcel Number(s)
(Add extra if necessary)

| | | |
|--------------|--|--|
| SEE ATTACHED | | |
| | | |
| | | |
| | | |
| | | |

Thomas Bros. Page 1129 Grid C-5

HARMONY GROVE RD & COUNTRY CLUB DR
Project address Street

NORTH COUNTY METROPOLITAN 92029
Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Jorn Janic Date: 11-26-03

Address: 520 Broadway, St 100, Santa Monica Phone 310-394-3379

(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District name ELFIN FOREST CSA 107

Indicate the location and distance of the primary fire station that will serve the proposed project: 20223 ELFIN FOREST RD,
ESCONDIDO CA.

- A. ☐ Project is in the District and eligible for service.
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the District and not within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.
- B. ☒ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 15 minutes. * NEW STATION PROPOSED
- C. ☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.
☒ District conditions are attached. Number of sheets attached: 3 (by Ralph Steinhoff)
☐ District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by the Department of Planning and Land Use.

- ☒ Within the proposed project 100 feet of clearing will be required around all structures.
☐ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

Date: 1/20/04 Expiration date: 1/20/05 (One year from date of issuance unless district indicates otherwise.)

Authorized signature: Ed Hayman Fire Code Specialist (858) 694-2236

Print name and title

Phone

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123



County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 Ruffin Road, Suite B San Diego, CA 92123-1666
Information (619) 694-2960

GARY PRYOR
DIRECTOR
619-694-2962

SAN MARCOS OFFICE
338 Via Vera Cruz - Suite 201
San Marcos, CA 92069-2620
760-471-0730

EL CAJON OFFICE
200 East Main St.-Sixth Floor
El Cajon, CA 92020-3912
619-441-4030

January 20, 2004

New Urban West, Inc
Attn: Linda Bailey
120 W. Grand Avenue, Suite 104
Escondido, CA 92025

Ref: New Urban West
742 Dwelling Units

Dear Ms. Bailey

The following is response to the Project Facility and Availability request.

Project Facility Availability

HISTORY - TYPE OF FIRE PROTECTION

FIRE PROTECTION

The New Urban West project area is within both the California Department of Forestry and Fire Protection and Elfin Forest CSA 107 Volunteer Fire Department jurisdiction. The California Department of Forestry and Fire Protection does not operate year round. They generally operate with full staffing and open fire stations each year starting in May, and reduce staffing and close fire stations in November or early December of each year depending on weather conditions. Their primary responsibility is the protection of forest, range and watershed land, however, **subject to availability of firefighting resources**, they **may** respond to structural, vehicle, and other fires within state responsibility areas. Like other fire agencies, they also respond to a variety of non-fire emergencies.

The Elfin Forest Volunteers operate year round and respond to structural, vehicle, vegetation and other fires and medical aids within the Elfin Forest area. Elfin Forest Fire may require facility improvements as part of this project.

These comments are preliminary and will be updated when the full map of the project is reviewed.

ACCESS

The below requirements shall be address and shown on the tentative Map.

1. Fire apparatus roadways serving more than two dwellings shall have an unobstructed, improved width of not less than 24 feet and a vertical clearance of not less than 13 feet 6 inches. Note: On street parking would require addition width or offsite parking.
2. Individual driveways serving as a fire apparatus access road shall be at least 16 feet wide with a vertical clearance of not less than 13 feet 6 inches. Note: On street parking would require additional width or offsite parking.
3. Dead-end fire apparatus roads, including private driveways more than 150 feet in length shall be provided with approved means for turning the fire apparatus around. Note: Turn around must not be used for parking of vehicles. Turn around must be kept clear of all obstructions to fire department access.
4. Access roadways and driveways shall not exceed 20% slope. Minimum driveway surfacing material shall depend on the slope as follows:

| | |
|--------------|-----------------------|
| 0-10% slope | 2" decomposed granite |
| 11-15% slope | 2" Asphaltic Concrete |
| 16-20% slope | 3" Asphaltic Concrete |
5. Secondary Access is required when the maximum length of the dead-end road, including all dead-end roads accessed from that dead-end road, and shall not exceed the following cumulative lengths: May be required!

| | |
|--|------------|
| Parcels zoned for less than 1 acre | 800 feet |
| Parcels zoned for 1 acre to 4.99 acres | 1,320 feet |
| Parcels zoned for 5 acres to 19.99 acres | 2,640 feet |

FUEL MODIFICATION ZONE

A Fire Protection Plan as set forth in Article 86 of the Uniform Fire Code shall be developed for this project.

A 100-foot fuel modification zone is required around all structures when built in accordance with the specification of the fire Marshal and County Standards on each parcel. All structures shall meet the Wildland/urban Interface requirements of the County Fire Code

FIRE PROTECTION

FIRE FLOW – water supply

1. All structures shall have an automatic fire sprinkler system installed per NFPA 13-D standards and the County of San Diego requirements.
2. In hazardous fire areas fire flow is 2,500 gallons per minute for new subdivisions.
3. Fire Hydrants: Hydrant spacing to be provided at time of map review

If you have any questions please feel free to contact me at 858-495-5092.

Respectfully Submitted,



Ralph E. Steinhoff, Fire Services Coordinator
Building Division
Department of Planning and Land Use

C. File

